

TERM OF COMMISSION: September Session of the August Adjourned Term

PLACE OF MEETING: Roger B. Wilson Boone County Government Center
Commission Chambers

PRESENT WERE: Presiding Commissioner Don Stamper
District I Commissioner Karen M. Miller
District II Commissioner Skip Elkin
Deputy County Clerk Shawna Victor

The meeting was called to order at 1:32 p.m.

Subject: Columbia Housing Authority/Boone County Group Homes Report

Doris Chiles, Executive Director of the Columbia Housing Authority, and Les Wagner, Director of the Boone County Group Homes, were present on behalf of this item.

Doris Chiles stated the Columbia Housing Authority (CHA) Commissioners are Marvin Kinney, Chairman, Genie Rogers, Vice-Chair, Mary Ann McCollum, Fred Perry, and Karen Curry, resident representative.

Last year, Ms. Chiles had concerns after CHA began administering the County program was whether the Federal government would fund the 81 over leased units that were transferred from the County's program. She was relieved when the Housing and Urban Development (HUD) did approve the 2002 budget requested for the total program in the amount of \$4,852,000.00. This amount covers both the City and County programs because once the units were transferred; HUD no longer separated the programs.

During the intervening 12 months, CHA experienced a higher than normal turnover of about 3% per month. Turnover is usually 1.5% per month. This translates to about 30 families per month going off the program either voluntarily or due to program violations that resulted in termination of housing assistance benefits. Reasons for the higher turnover are attributed to increased drug enforcement by law enforcement officials that result in automatic termination and also to differences in methods of operations between HDC's administrative practices and CHA's practices.

Ms. Chiles stated in March 2002, CHA began taking persons off the waiting list in large numbers to fill openings in the program. On July 25, CHA opened the Section 8 waiting list that had been closed since November 1999. There are currently 400 applications on file and CHA will again close the list next week. CHA advertised the opening of the waiting list in county-wide newspapers, sent flyers in their commitment for outreach to Boone County residents.

CHA has also been making some outreach to landlords in the County. A meeting was

held on July 22 in Sturgeon and they plan to contact the newspapers to run a feature in an effort to expand the pool of participating landlords, particularly in Hallsville, Centralia and Ashland.

She noted complaints are relatively few considering the 1,000 plus vouchers issued but CHA has received complaints from a particular neighborhood in the County in which Commissioner Miller has been involved. In most instances, the families about which they are complaining are NOT Section 8 but that stigma is there if the property is unkempt and children are unsupervised.

The primary source of income of 42% of Section 8 households is earned income; this has increased 3% from 2001. 23% receive public assistance. 5% are zero income with no regular income source. 42% also receive social security or SSI benefits.

Housing assistance payments range from \$180 for a one-bedroom efficiency apartment to \$633 for a five-bedroom unit with the average monthly housing assistance payment being \$342.00.

The CHA has close working relationships with Division of Family Services and the Columbia Police Department. She would like to expand the relationship with the Boone County Sheriff's Department.

Ms. Chiles noted there has been a change in Federal regulations that allows CHA to project-base 20% of its Housing Choice Vouchers. This means that the rental assistance will stay with the unit rather than with the Family. Vouchers are usually referred to as tenant-based assistance whereas the assistance follows the family. The CHA Board of Commissioners approved the set-aside of vouchers to project-base two existing buildings owned by Boone County Groups Homes and for one new building they are currently renovating. Project-based contracts are for ten years dependent, of course, on continued Federal funding.

Another major initiative is homeownership opportunities for both Public Housing and Section 8 participants. On the public housing side, CHA has assisted four families or individuals with disabilities to become homeowners, a status they could not have achieved without CHA assistance and that of the City's HOME fund and Mike Crist's CCDC for down payment assistance.

CHA has been working with the Section 8 homeownership program and the Board has authorized up to 15 vouchers per year to be used for payments on a mortgage to purchase a home rather than rental assistance payments. The eligibility criteria are strict. There are approximately 20 families that are interested currently. CHA is developing a mandatory pre- and post-homeownership housing counseling services, which is the only one of the Federal requirements for this program. Also, a 3% down payment is required of which 1% must come from the tenant.

Another new initiative from CHA is the establishment of a Housing Task Force to look at housing issues for all income households, homeownership opportunities using a resource other than HUD, such as Federal and Stated tax credit programs, and potentially a mixed income development in the inner city. Richard Mendenhall chairs the Task Force and has agreed to add Commissioner Miller as a member.

Les Wagner stated the idea of project-base for Section 8 for people with developmental disabilities is a new idea nationally. He believes this is reflective of the innovative approach Ms. Chiles takes to managing the CHA. Ms. Chiles was the one who contacted Group Homes about this program.

In the past, people with developmental disabilities or low income people who wanted to participate in the Section 8 program would be on a waiting list. When this person's name came up on the list they would receive a telephone call from HDC to let them know they have a specific amount of time, typically 60 days. Boone County Group Homes would be unable to put together supportive services that the person needed in the given time frame that the person needed to accept or reject the Section 8 offer. If they did not access it at that time, they would have to have state and federal funding, they would lose their turn on the list.

Project-base is a program that allows public entities that serve people with developmental disabilities that have buildings that qualify under Section 8 standards to have a specific grouping of the population living in the facility. If a person had a disability, qualified by income and lived in the specific building, they could receive Section 8 from the day they moved in. Mr. Wagner noted all qualify persons, which are nearly all the persons living in Group Homes housing that they own, are able to qualify for Section 8 now. This has increased the revenue from Section 8 to the agency.

As the CHA has assumed the authority for administering both City and County of Section 8, rent subsidy eligibility determinations and payment determinations has improved dramatically. He noted the hard work that the CHA does and the designation of one person in the office to help and relate to the developmentally disabled. This would allow one person to be the contact for the developmentally disabled and this person could understand the payments made for housing.

Because there was a consistent source of income for Group Homes, they were able to purchase two buildings that were rented. When these buildings were rented, Group Homes was unable to modify them to accommodate the disabilities because the private landlords did not necessarily see the need for any changes. The Section 8 payments helped pay the debt on the buildings and make the necessary changes and modifications on the buildings purchased. Also, this has helped Group Homes contact other funding sources to help with the renovations. Boone County Group Homes received a \$70,000 grant from the Missouri Housing Development Trust and \$64,000 from the City of

Columbia HOME fund.

These changes greatly improved the quality of life of the residents in the buildings and the security of the residents. This also helped with the flexibility of Group Homes responding to the residents' needs and access federal and state funding sources for the housing units.

Mr. Wagner stated Group Homes has a great partnership with CHA. Ms. Chiles has made available offices in Paquin Towers for Group Homes. This allows for the better service with residents.

Commissioner Elkin asked if the 20% expansion of the Project-Based means 20% more units available. Ms. Chiles stated of the housing which vouchers are used, 20% of those can be set aside for Project-Based.

Commissioner Elkin asked if more could be used for Project-Based. Ms. Chiles stated she is satisfied with the current numbers but could increase the numbers in the future.

Commissioner Elkin asked how the City of Columbia notifies the CHA when there is a drug problem. Ms. Chiles stated when a search warrant is served; she receives two letters, one from the Columbia Police Department and one from the Prosecuting Attorney.

Commissioner Miller asked if the CHA receives any notification on privately owned Section 8 housing. Ms. Chiles stated she believes the owner of the property receives the same notification about search warrants being served. The Police Department does notify the CHA if they have knowledge of the property being Section 8.

Commissioner Elkin asked if CHA is looking for similar cooperation from the Sheriff's Department. Ms. Chiles stated that was correct.

Commissioner Miller thanked Ms. Chiles and Mr. Wagner for expanding the use to benefit the disabled community. She asked if Ms. Chiles was surprised in 400 applications in one month's time. Ms. Chiles stated that her staff was not surprised.

Commissioner Miller stated this shows the affordable housing needs are greater than many believe.

Commissioner Stamper thanked Ms. Chiles and Mr. Wagner for their work.

The Columbia Housing Authority Report to the Boone County Commissioners was submitted to the Public Record.

Subject: Purchasing Department

Marlene Ridgeway, Purchasing Department Buyer, was present on behalf of these items.

A. Second Reading and Award of Bid 53-09AUG02 (Guardrail Repair Services Term and Supply)

Marlene Ridgeway stated this is a recommendation to award a contract to James H. Drew Corporation of Indianapolis, Indiana for Guardrail Repair Services Term and Supply contract.

Commissioner Elkin moved to award bid 53-09AUG02 for Guardrail Repair Services Term and Supply to James H. Drew Corporation of Indianapolis, Indiana.

Commissioner Miller seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 386-2002**

B. First Reading of Bid 56-27AUG02 (Motorola Radios and Accessories Term and Supply)

Marlene Ridgeway stated she and the Sheriff's Department have reviewed the responses received and recommend awarding to Mo Comm Electronics for having the lowest and best bid meeting the specifications.

This is a new term and supply contract to provide the anticipated growth of the Sheriff's Department. The initial purchase is to order the year 2002 budgeted radios from organization 1255 account 92300. The cost of these radios is \$10,011.90. The amount budgeted was \$11,250.00.

There was no discussion on this issue.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for award.

Subject: Public Works – First Reading to Adopt-a-Roadway (Easley River Road)

David Mink, Public Works Director, was present on behalf of this item.

David Mink stated this is a request by the Missouri River Relief organization to adopt a portion of Easley River Road, from Easley, Missouri for 2 miles to Cooper's Landing at the junction of Smith Hatchery Road. The department recommends approval of this adoption.

Commissioner Miller stated it is good when citizens are willing to keep the roadways clean because it is a job that cannot be managed by the County because of all the roads the County is responsible for. She noted this is a scenic roadway.

Commissioner Stamper stated this is a first reading and requested the Deputy County Clerk to schedule this item for a second reading at the next available meeting with an appropriate order for approval.

Subject: Facilities Maintenance – Second Reading and Approval of Budget Revision

David Mink stated the department negotiated with the architect. Initially, the fee was more than what the department is requesting. This decrease is the result of allowing a staff member to accompany the architect when they do the work in the Courthouse.

Commissioner Miller moved to approve the following budget revision:

DEPARTMENT ACCOUNT AND TITLE	AMOUNT DECREASE	AMOUNT INCREASE
6100-23050: Facilities Maintenance – Expendable Supplies	\$4,000.00	
6100-71100: Facilities Maintenance – Professional Services		\$4,000.00

Said budget revision is for professional services for a preliminary study for Courthouse floor tile.

Commissioner Elkin seconded the motion.

There was no discussion and no public comment.

The motion passed 3-0. **Order 387-2002**

Commissioner Reports

Commissioner Stamper

Columbia Historic Preservation Commission

Commissioner Stamper stated the Columbia Historic Preservation Commission has identified the Boone County Courthouse as one of Columbia’s 10 most notable historic properties. There will be an open house and ceremony on Thursday September 12, 2002 on the Mezzanine level of the City Building to celebrate the 10 properties.

Memo from Charter Communications

Commissioner Stamper stated Charter Communications has sent a notice of cable system upgrades which includes pricing changes also. This document was submitted to the Public Record.

FY2003 Joint Communications Proposed Budget

Commissioner Stamper stated JCIC has submitted their budget to the City of Columbia. There was only a 2.3% increase to their budget. This document was submitted to the Public Record.

Commissioner Miller

None to report at this time.

Commissioner Elkin

None to report at this time.

There was no public comment.

The meeting adjourned at 2:03 p.m.

Attest:

Wendy S. Noren
Clerk of the County Commission

Don Stamper
Presiding Commissioner

Karen M. Miller
District I Commissioner

Skip Elkin
District II Commissioner